



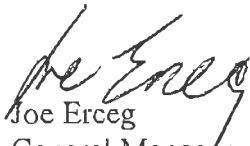
City of Richmond

Report to Committee

To: Planning Committee **Date:** August 21, 2012
From: Joe Erceg,
General Manager, Planning & Development **File:** ZT 12 - 617644
Re: **TOWNLINE GARDENS INC.** has applied to the City of Richmond for a Zoning Text Amendment to Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) Zoning District at 10780, 10820 and 10880 No.5 Road, and 12339 and 12733 Steveston Highway, to limit the portions of the site where commercial uses can be located.

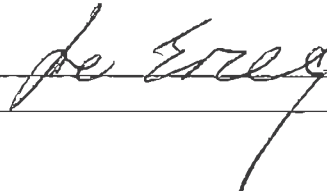
Staff Recommendation

That Bylaw No. 8939 to amend the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” zoning district be introduced and given first reading.


Joe Erceg
General Manager, Planning & Development
(604-276-4087)

Att. 2

WC:bk

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Townline Gardens Inc. has applied for a minor text amendment to the existing Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) zoning district to identify the portions of the development site (known as The Gardens) (**Attachment 1**) where commercial activity will not be permitted (**Attachment 2**).

Findings of Fact

Background

The Gardens development site received final rezoning adoption on July 25 11, 2011 (RZ 08-450659). A Development Permit (DP 10 – 5444504) for Phase 1 of the project at 10880 No. 5 Road (Lot 1) was issued by Council on July 25, 2011.

The owner previously applied to amend the ZMU18 zoning district under application ZT 11-593771 to introduce commercial floor area maximums and increase the number of storeys from 4 to 5 within the 20 m overall height. Public Hearing for Bylaw No. 8891 to make these amendments was held on May 22, 2012. Council passed third reading for the bylaw on that date.

A Development Permit (DP 12 – 599057) for Phase II of the project – at 10820 No. 5 Road was presented to the Development Permit Panel (DPP) on August 22, 2012. The DPP endorsed the staff recommendation that the development permit be issued. The development permit will be forwarded to Council for consideration once the noted development permit conditions have been satisfied.

The proposed commercial floor area maximum under the previous zoning text amendment was requested by the owner in order to assist in accurately assessing the land for taxation purposes by the BC Assessment Authority (BCAA). Subsequent to that application, the owner has advised staff that while the commercial floor area maximums address some of the assessment concerns, they wish to further restrict the location of potential commercial uses to two of the subject properties fronting Steveston Highway and No. 5 Road - 10820 and 10880 No. 5 Road.

Surrounding Development

To the North: At 10640 No. Road, property zoned “Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens (Ironwood Area)” and “Assembly (ASY)”.

To the South: Across Steveston Highway at 11000 No. 5 Road, commercial retail zoned “Auto-Oriented Commercial and Pub (ZC26) – Ironwood Area”, at 11188 Featherstone Way, Light industrial zoned “Industrial Business Park (IB1)” and at 12100 Featherstone Way, car sales lot zoned “Vehicle Sales Commercial (ZC28) – Ironwood Area”.

To the East: Across Highway 99 at 12871 Steveston Highway, farmland, zoned “Agriculture (AG1)”.

To the West: Across No. 5 Road, at 10711 No. 5 Road, townhouse site zoned “Low Density Townhouses (RTL4)”, at 10731 No. 5 Road, single family residential zoned “Single Detached (RS1-E), and at 11991 Steveston Highway, gas station zoned “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area”.

Relate Policies and Studies

Official Community Plan

OCP designation: Mixed Use, Shellmont Plan, Ironwood Sub-Area Plan, Schedule 2.8A - **Complies**

Ironwood Sub-Area Plan

Mixed-use - **Complies**

Public Input

Should this application receive first reading, a public hearing will be scheduled.

Analysis

Proposed Text Amendments

The proposed text amendments to the Commercial Mixed use (ZMU18) – The Gardens (Shellmont) zoning district of the Richmond Zoning Bylaw No. 8500 have been requested to fine-tune the location of the allowed commercial land uses on the site. The current form of the ZMU18 zoning district does not define a specific location of these uses and commercial uses could be located anywhere on the site.

The owner has been in discussions with the BC Assessment Authority regarding property valuations, and is concerned that the wording of the zoning district results in the overall mixed-use site being assessed as allowing commercial uses, including those portions of the site which are not proposed for commercial activity.

In order to better identify the area of the site that can be used for commercial activities, the owner has requested the following specific amendments:

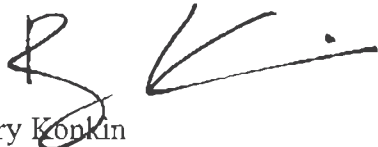
1. Specify that the two lots at 10780 No. 5 Road and 12733 Steveston Highway be used for residential purposes only.

The proposed text amendment does not substantially alter the uses permitted on the property or the intent of the zoning district. The amendment identifies which properties would be used for residential purposes only. It is anticipated that this will assist the Assessment Authority in their valuation work.

Staff support the proposed amendment as Mixed-Use projects are proposed as part of the Phase I and Phase II Development Permits, which ensure at-grade commercial uses will be provided along No. 5 Road and Steveston Highway as was envisioned in the original rezoning.

Conclusion

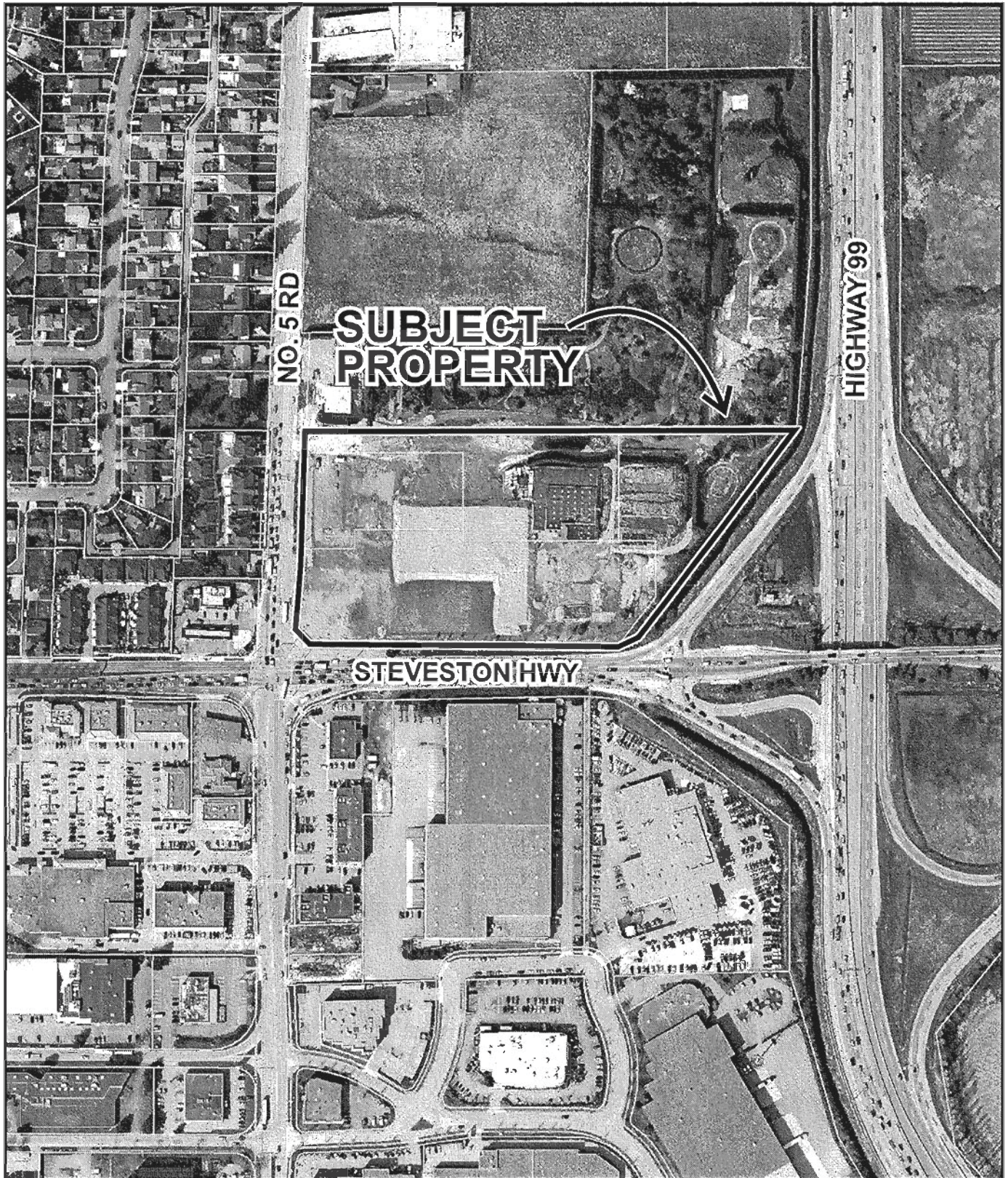
The proposed text amendment would be a fine-tuning of the Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) zoning district, to limit the permitted uses on two of the subject properties to residential only. Staff contend that the proposed text amendment meets the original intent of the zoning district and should have no material impacts on the development of the site. Staff recommends that text amendment application ZT 12 – 617644 proceed to first reading.



Barry Kopkin
Planner II
(604-276-4279)

BK:cas
List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Location of Commercial Uses

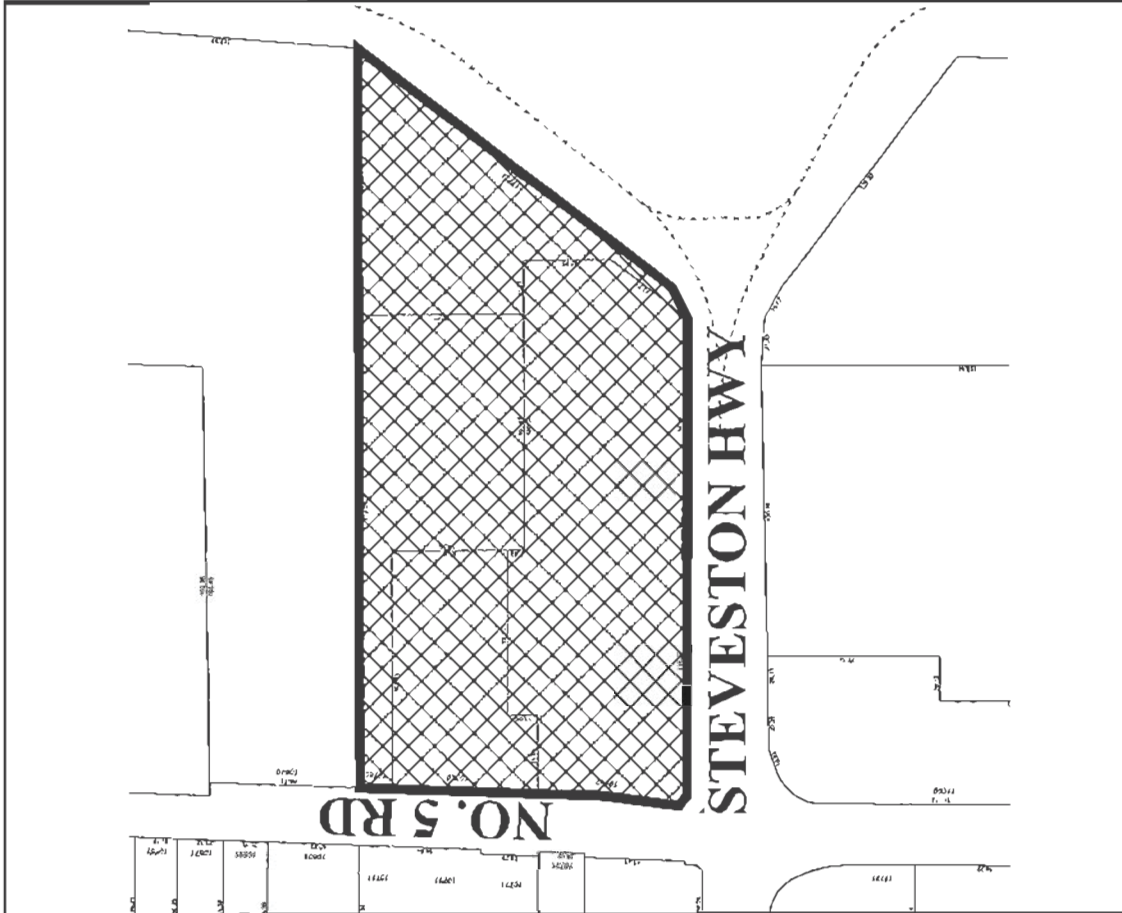
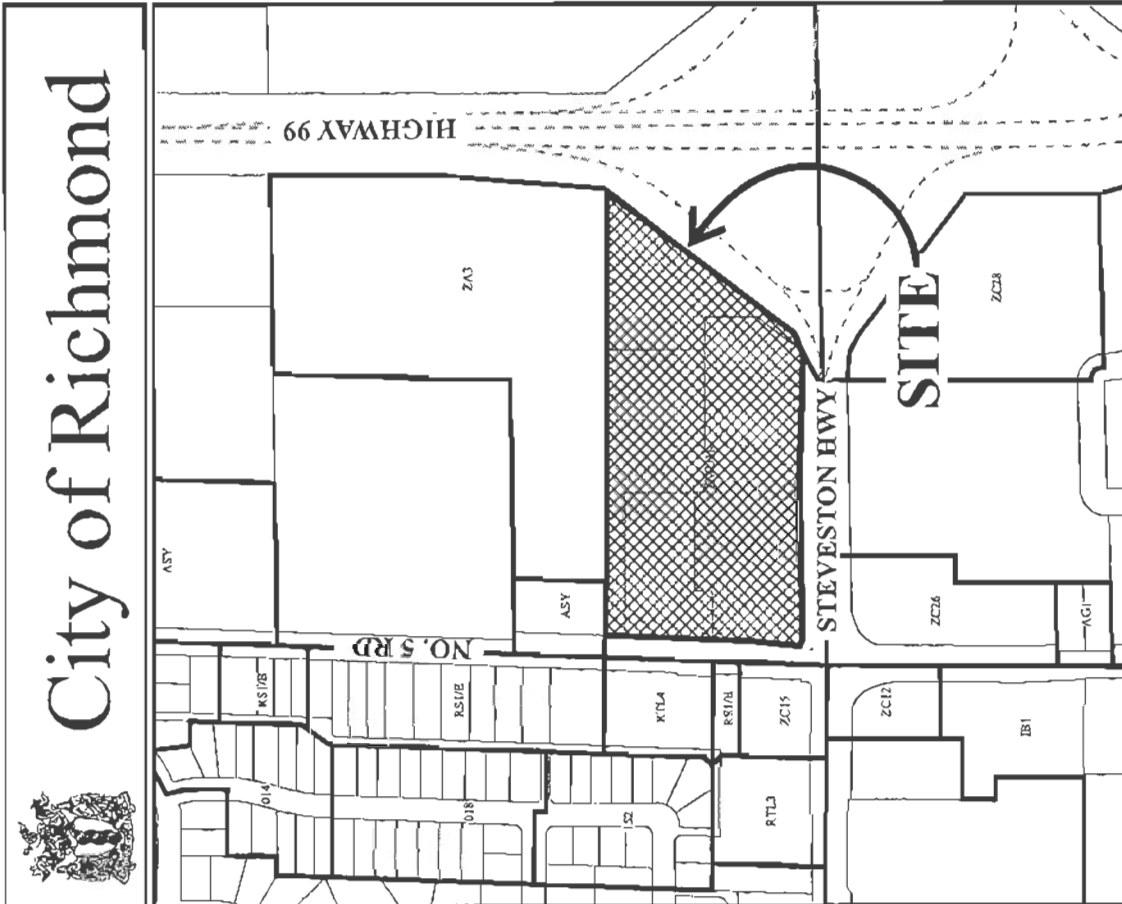


ZT 12-617644

Original Date: 08/14/12

Amended Date: 08/30/12

Note: Dimensions are in METRES



City of Richmond

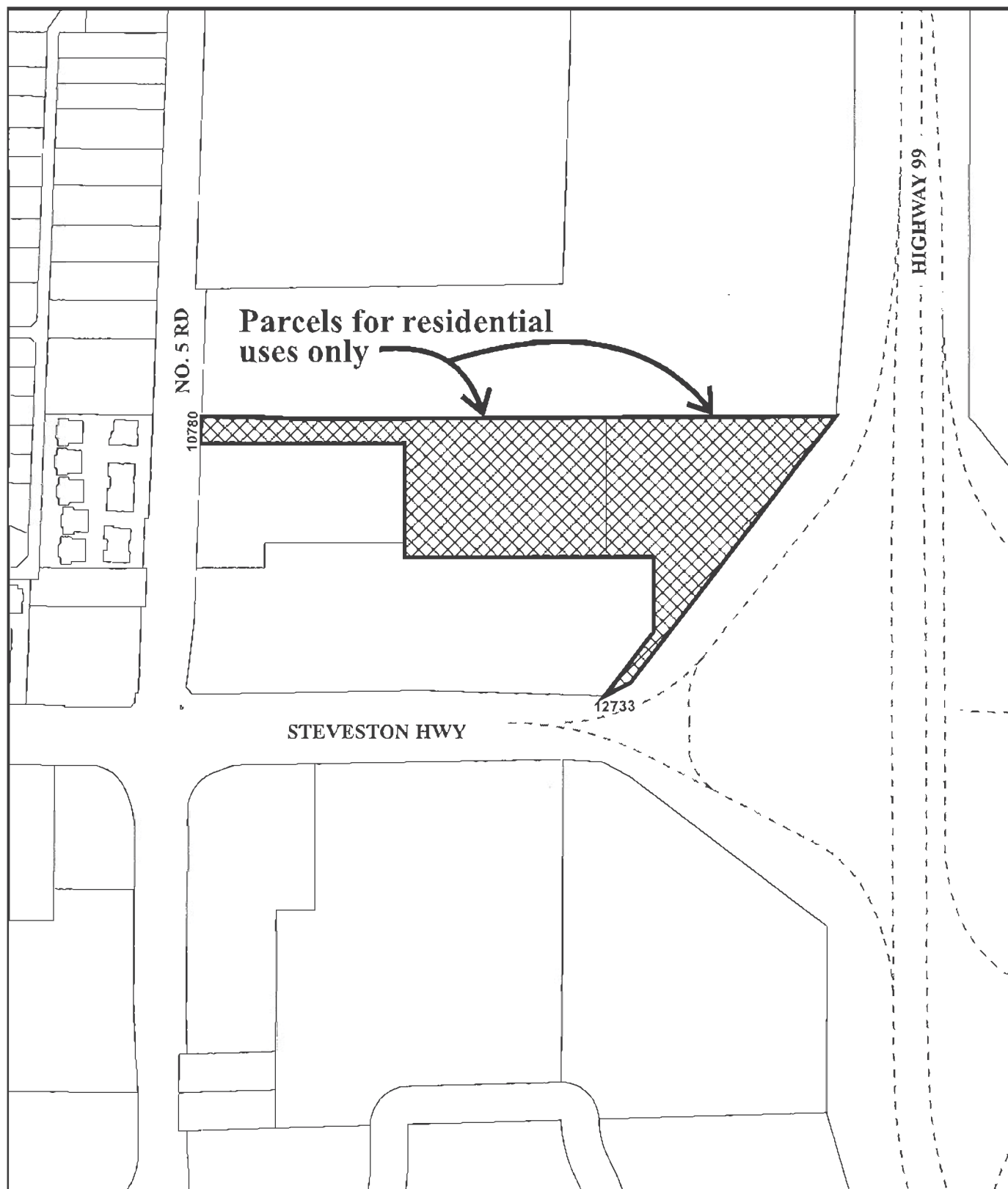


ZT 12-617644

Original Date: 08/14/12

Revision Date: 08/30/12

Note: Dimensions are in METRES



No. 5 Rd & Steveston Hwy
ZT 12-617644

Original Date: 08/22/12

Revision Date: 08/30/12

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8939 (ZT 12 - 617644)
10780, 10820 & 10880 No. 5 Road, AND
12339 & 12733 Steveston Highway**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as being amended by Bylaw No. 8891, is amended by:
 - i. Inserting new Subsection 3 in Section 20.18.11, and renumbering the remaining sections accordingly:
 - “3. The following sites shall be limited to residential uses only:

10780 No 5 Road
(PID 028-631-579)
Lot D Section 31 Block 4 North Range West 5 New Westminster District
Plan EPP12978

12733 Steveston Highway
(PID 028-631-587)
Lot E Section 31 Block 4 North Range 5 West New Westminster District
Plan EPP12978
2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 8939”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

SEP 17 2012

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER